

APR 13 2016

Edwards,Michelle

From: Wickens, Ryan [Ryan.Wickens@VigoCounty.IN.Gov]
 Sent: Wednesday, April 13, 2016 3:14 PM
 To: Edwards,Michelle
 Subject: The Boys and Girls Club Rezoning

CITY CLERK

Michelle,

The City BZA approved the following variances and special use for the proposed development. The Total required parking requirement was 453 parking stalls and the board reduce that requirement down to 255. Let me know if you need help understanding any of the variances. I also included the updated unit totals, 148 1-bedroom units, 82 2-bedroom units, 24 3-bedroom units a grand total of 254 units.

Variances need to allow the development and construction of a 4 story student housing facility to meet the demand for housing to serve the students of Indiana State University.

1. Variance to allow a reduction in minimum required number of off-street parking from Section 10-137 g(2).
2. Variance to allow a reduction in the required building line setback from Section 10-136 e(E, I, R).
3. Variance to allow parking to back out into the right-of-way from Section 10-137 d(14).
4. Variance to allow parking within the front setback of North 3rd Street from 10-137C.(1)(B).
5. Variance to allow a reduction in the required minimum lot area per unit from Section 10-187.

Special Use and Variance need to allow the construction and development of an off-site parking facility.

1. A Special Use from Section 10-137 C(3) to allow an off-site parking facility.
2. A Variance from Section 10-137C.(1)(B) to allow multi-family residential parking within the required street setback as set forth in Table 1.

Option 3	Req'd spaces	# of units	Total Pkng Req'd
1BR/Studio	1.5	148	222
2BR	1.5	82	123
4BR	4.5	24	108
TOTAL		254	453

Ryan G. Wickens

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